

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE  
COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-  
30.00-58.02 (PORTION OF)**

WHEREAS, on August 28<sup>th</sup>, 2020, the Sussex County Planning and Zoning Office received an application for Change of Zone No. 1929

WHEREAS, the Sussex County Council will consider Change of Zone No. 1929 from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Broad Kill Hundred, Sussex County, containing 1.4563 acre, more or less (A portion of Tax Parcel No. 235-30.00-58.02) (the "Property"); and

WHEREAS, the Property is designated as being within the Low Density Area as set forth in the Future Land Use Map identified as Figure 4.5-1 in the Plan, and the Low Density does not permit such C-3 Zoning; and

WHEREAS, Sussex County Council desires to adopt this Ordinance amending the Future Land Use Map of the Plan with minor amendments; and

WHEREAS, in accordance with the required process for public hearings on ordinances such as this one, both Sussex County Council and the Sussex County Planning & Zoning Commission will hold public hearings on this Ordinance, but limited in scope to this specific proposed amendment to the Future Land Use Map contained in the Plan.

**NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY  
ORDAINS:**

**Section 1.** The Future Land Use Map identified as Figure 4.5-1 of the Sussex County Comprehensive Plan is hereby amended to change the Area designation part of Sussex County Parcel. No. 235-30.00-58.02 from the Low Density Area to the Commercial Area. The portion of Sussex County Parcel. No. 235-30.00-58.02 so changed is identified in Exhibit A, attached hereto and incorporated herein.

**Section 2.** This Ordinance shall also take effect following its adoption by majority vote of all members of the County Council of Sussex County, Delaware, and upon certification by the State of Delaware.





# Sussex County

Exhibit A  
Ryan Lehmann Future Land Use Map Amendment  
235-30.00-58.02



Legend  
Subject Property  
Tax Parcels

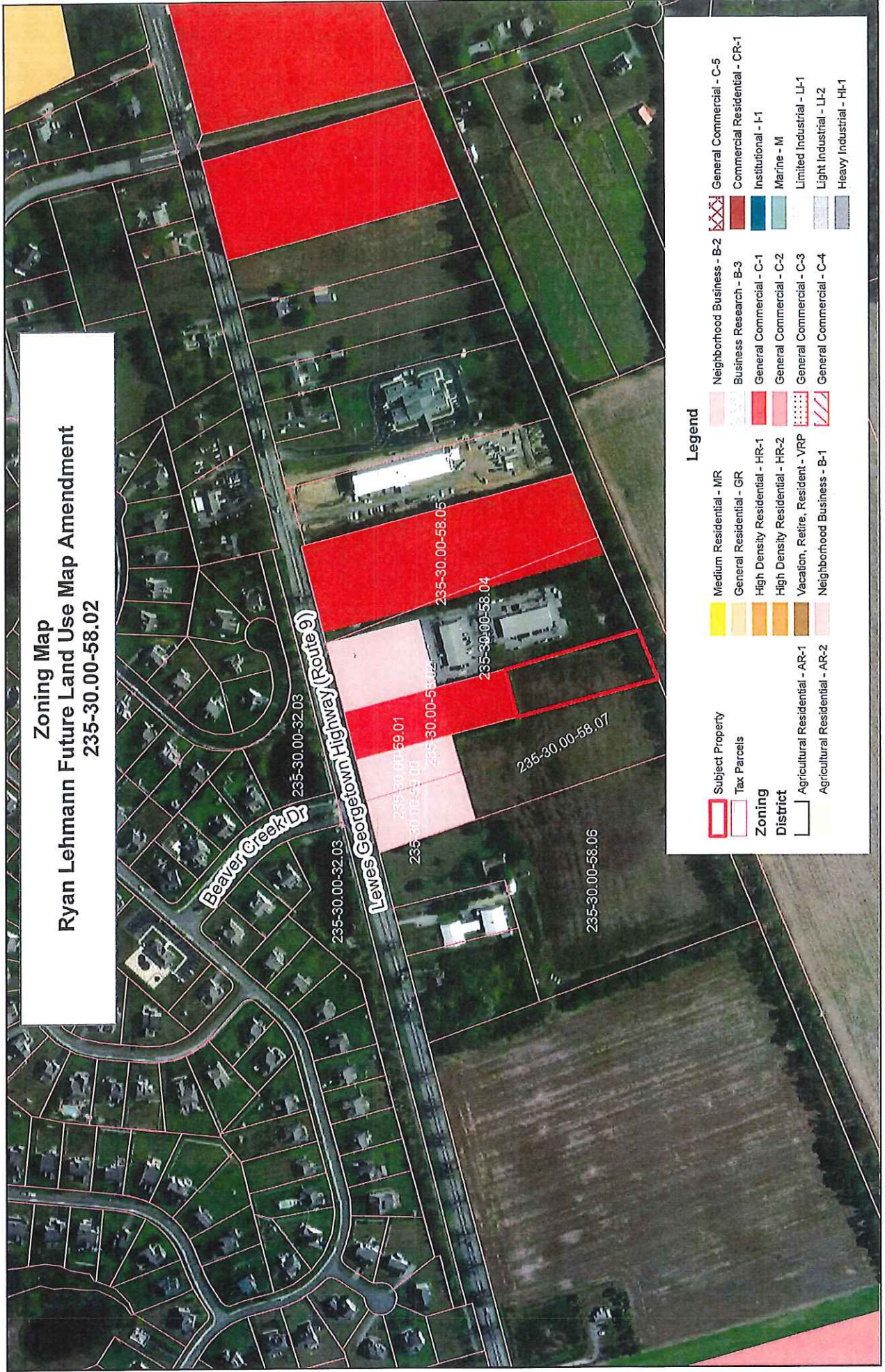
0 250 500 1,000 Feet





# Sussex County

## Zoning Map Ryan Lehmann Future Land Use Map Amendment 235-30.00-58.02







# Sussex County

## Future Land Use Map Ryan Lehmann Future Land Use Map Amendment 235-30.00-58.02

